148.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	804,000 / 804,000
					USE VALUE:	804,000 / 804,000
					ASSESSED:	804,000 / 804,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		PINE CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEVITO-VALENTE SUSAN M
Owner 2:	DEVITO THOMAS A
Owner 3:	
Street 1:	9 PINE COURT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VALENTI SUSAN M/ETAL -
Owner 2:	DEVITO THOMAS A -
Street 1:	9 PINE COURT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1871 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	383,500	500	420,000	804,000
Total Card	0.138	383,500	500	420,000	804,000
Total Parcel	0.138	383,500	500	420,000	804,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.72 | /Parcel: 429.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97013

GIS Ref

GIS Ref

Insp Date 08/16/18

!11531!

PREVIOUS ASSESSMENT

Parcel ID 148.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	383,500	500	6,000.	420,000	804,000		Year end	12/23/2021
2021	101	FV	372,300	500	6,000.	420,000	792,800		Year End Roll	12/10/2020
2020	101	FV	372,400	500	6,000.	420,000	792,900	792,900	Year End Roll	12/18/2019
2019	101	FV	281,700	600	6,000.	420,000	702,300	702,300	Year End Roll	1/3/2019
2018	101	FV	268,700	0	6,000.	282,000	550,700	550,700	Year End Roll	12/20/2017
2017	101	FV	268,700	0	6,000.	270,000	538,700	538,700	Year End Roll	1/3/2017
2016	101	FV	268,700	0	6,000.	246,000	514,700	514,700	Year End	1/4/2016
2015	101	FV	253,300	0	6,000.	198,000	451,300	451,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:40:39

LAST REV

Date	Time
08/23/18	10:27:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11531

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALENTI SUSAN M	42725-42		5/6/2004	Family	1	No	No		
CAMPANELLO RUSS	25453-489		6/30/1995		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	97013
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2009	216	New Wind	6,815					
11/27/2007	1085	New Wind	4,599			G9	GR FY09	
10/3/2007	889	Redo Bat	10,000			G9	GR FY09	
6/21/2006	497	Redo Kit	98,000			G7	GR FY07	& BUILD FAM RM - B

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Inspected	CC	Chris C
7/16/2018	MEAS&NOTICE	CC	Chris C
2/3/2009	Meas/Inspect	294	PATRIOT
11/16/2006	Permit Visit	BR	B Rossignol
1/15/2000	Inspected	197	PATRIOT
11/30/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	11									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21119714
Const Adj.:	0.98990101
Adj $ / SQ:	161.860
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471170
Depreciation:	87638
Depreciated Total:	383532

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

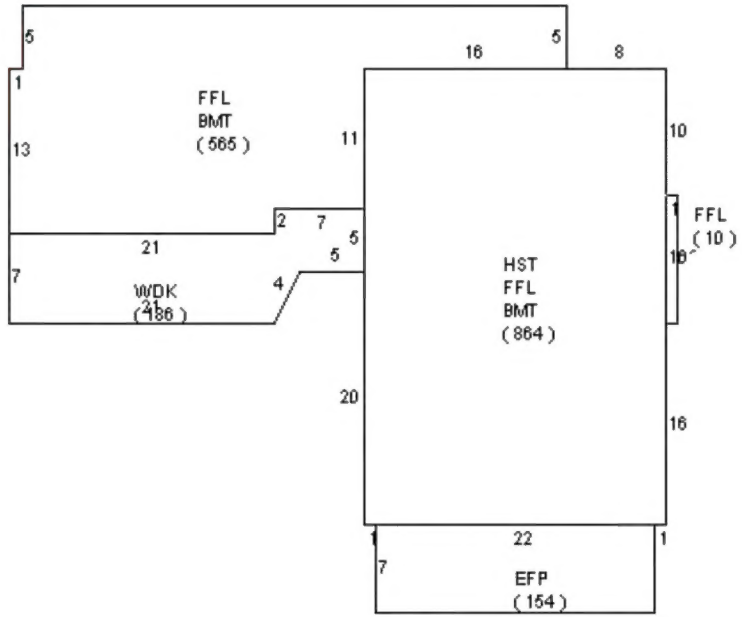
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	161.86
Special Features:	0	Val/Su Net:	105.36
Final Total:	383500	Val/Su SzAd	204.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,439	161.860	232,917
BMT	Basement	1,429	48.560	69,390
HST	Half Story	432	161.860	69,924
WDK	Deck	186	11.260	2,095
EFP	Enclos Porch	154	44.450	6,845

Net Sketched Area:	3,640			Total:	381,171
Size Ad	1871	Gross Area	4072	FinArea	1871

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	2000	5.38	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc